

# PREMIUM OFFICE CONDO FOR LEASE



## 7336 S YOSEMITE ST STE 210

Centennial, CO 80112

Available Space | 2,387 SF  
Lease Rate | \$25/SF Full Service

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## OFFERING SUMMARY

Discover your business's new home in this exceptionally designed 2,387 square foot office condo, featuring **eight (8) thoughtfully built-out private offices with contemporary finishes** and **abundant natural light from large windows** throughout the space.

Additional amenities include a **well equipped kitchenette** for convenient meal preparation and break times, plus a **professional conference room** ideal for client meetings and team collaboration.

With ample on-site parking for both employees and clients on a first come, first serve basis, this turnkey professional environment is perfect for established businesses seeking immediate occupancy, **from professional services and consulting practices to financial advisors and law firms.**

## LOCATION DESCRIPTION

Located in the heart of Centennial, 7336 S Yosemite Street offers **easy access to I-25, E-470, and major arterial roads**, providing seamless connectivity throughout the Denver Tech Center, Centennial Airport area, and the greater southeast metro. The property is **surrounded by a strong mix of professional services, dining, and retail amenities**, making it an ideal location for businesses seeking convenience for both employees and clients.

## PROPERTY HIGHLIGHTS

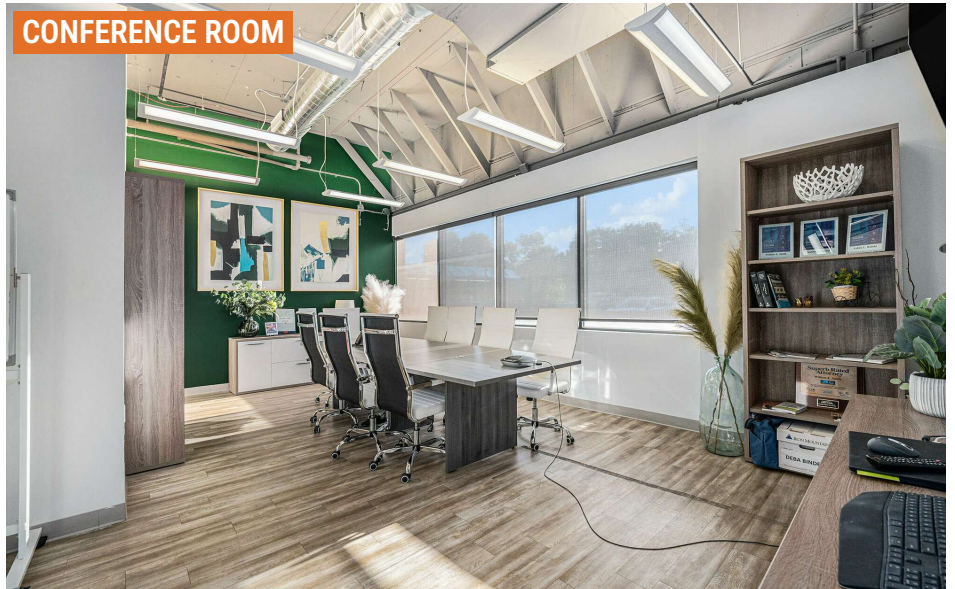
- **Eight (8) Private Offices with Modern Finishes** - Variety of office sizes to accommodate different business needs, move-in ready with contemporary design and large windows for abundant natural light.
- **Prime Centennial Location** - Heart of Centennial with direct access to I-25, E-470, and major arterial roads, plus seamless connectivity to Denver Tech Center and Centennial Airport area.
- **Professional Business Environment** - Surrounded by complementary professional services, dining, and retail amenities, creating convenience for both employees and clients.
- **Superior Accessibility** - Ample on-site parking combined with strategic positioning in the greater southeast metro area.



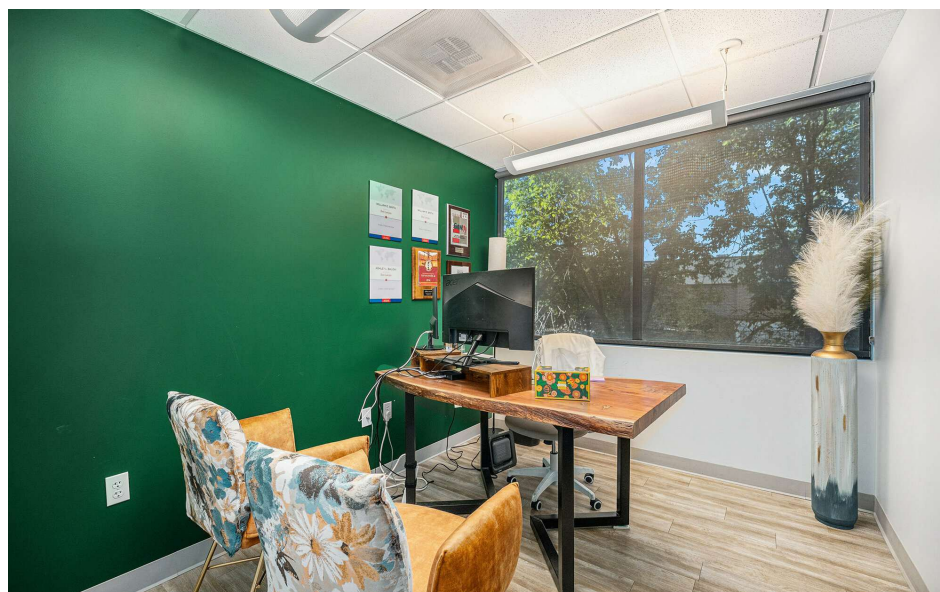
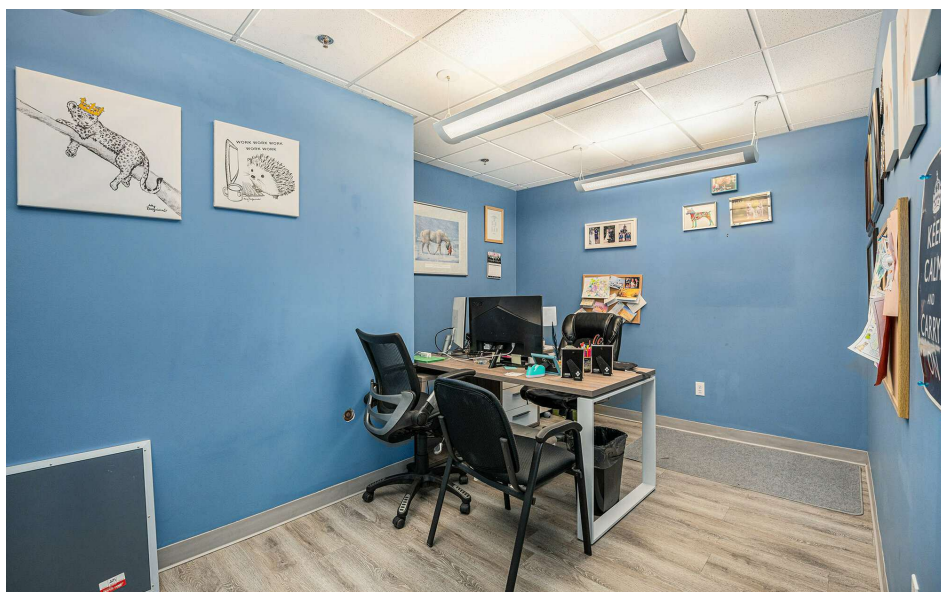
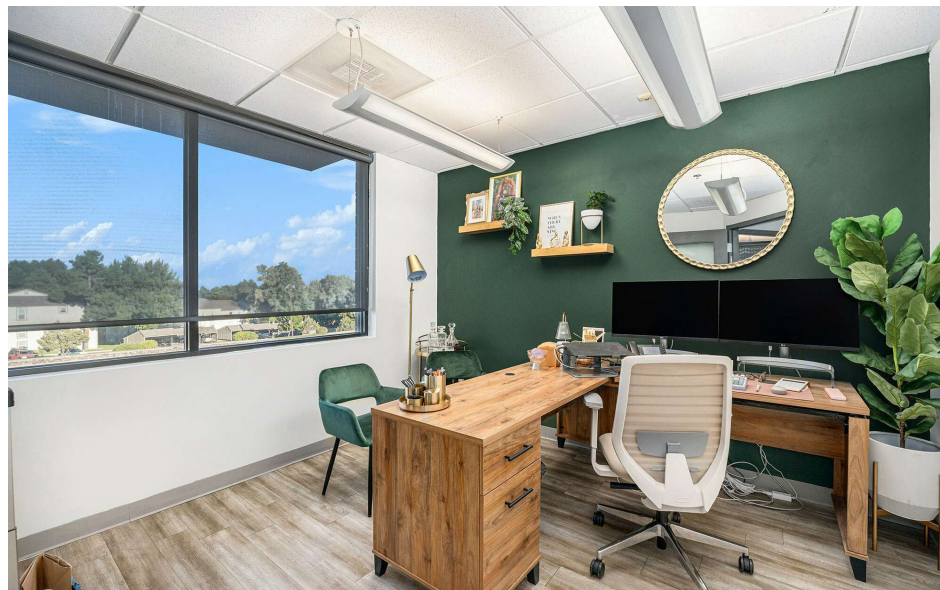
|                  |  |
|------------------|--|
| Property Address | 7336 S Yosemite St Ste 210, Centennial, CO 80112 |
| Lot Size         | 2,174 SF   |
| Building Size    | 6,242 SF   |
| Year Built       | 2001   |
| Zoning           | BP35   |
| Available Space  | Unit 210   2,387 SF                              |
| Lease Rate       | \$25/SF Full Service                             |
| Availability     | Available Now                                    |
| Parking          | Surface Parking   First Come, First Serve        |























GREENWOOD  
VILLAGE

CHERRY CREEK  
STATE PARK



INTERSTATE  
25

FIDDLER'S GREEN  
GOLF COURSE

E ARAPAHOE RD

S UNIVERSITY BLVD

E DRY CREEK RD

SOUTH  
SUBURBAN  
PARKS & RECREATION

INVERNESS  
GOLF COURSE  
RESORT & SPA

BRONCOS  
TRAINING FACILITY

IKEA

CENTENNIAL  
AIRPORT

470

WINGS  
OVER THE ROCKIES

PARK MEADOWS  
COLORADO'S ONLY RESORT RESORT  
COSTCO  
WHOLESALE

WHOLE  
FOODS  
MARKET

HIGHLANDS  
RANCH

LONE TREE

MERIDIAN  
GOLF COURSE

LINCOLN AVE

S PARKER RD

STONEGATE  
COMMUNITY

Health  
ONE Sky Ridge  
Medical Center

Yosemite State St

CENTENNIAL CO 8012



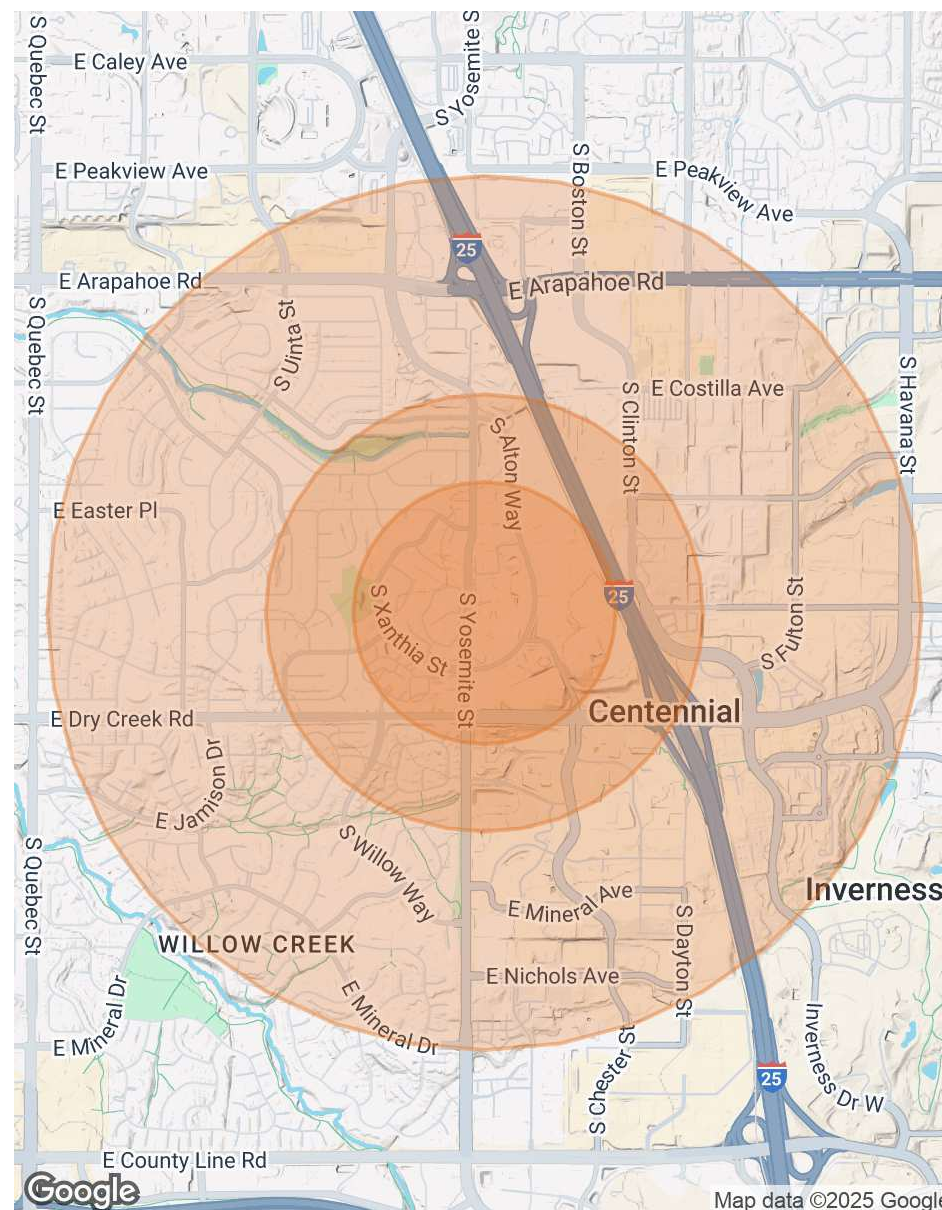
## POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 965       | 2,389     | 10,341 |
| Average Age          | 43        | 42        | 41     |
| Average Age (Male)   | 41        | 41        | 40     |
| Average Age (Female) | 45        | 43        | 42     |

## HOUSEHOLDS & INCOME

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 483       | 1,108     | 4,599     |
| # of Persons per HH | 2         | 2.2       | 2.2       |
| Average HH Income   | \$146,652 | \$152,152 | \$149,568 |
| Average House Value | \$623,013 | \$632,146 | \$717,409 |

Demographics data derived from AlphaMap





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